

PLANNED AREA DEVELOPMENT OVERLAY
FOR 5TH STREET WEST 7

A PORTION OF THE SOUTHEAST QUARTER, SECTION 16, TOWNSHIP 1 NORTH, RANGE 4 EAST, GILA AND SALT RIVER BASE AND MERIDIAN,
MARICOPA COUNTY, ARIZONA

ACKNOWLEDGMENT

ON THIS _____ DAY OF _____, 20____ BE-
FORE ME, THE UNDERSIGNED, PERSONALLY APPEARED TOM GOSCISKI, OWNER
WHO ACKNOWLEDGED HIMSELF TO BE THE PERSON WHOSE NAME IS
SUBSCRIBED TO THE INSTRUMENT WITHIN, AND WHO EXECUTED THE FOREGOING
INSTRUMENT FOR THE PURPOSES THEREIN CONTAINED.

ON WITNESS WHERE OF, I HEREUNTO SET MY HAND AND OFFICIAL SEAL

BY _____ NOTARY PUBLIC _____ MY SEAL EXPIRES _____

MST HOLDINGS, AN ARIZONA LIMITED LIABILITY COMPANY
BY _____ OWNER _____ DATE _____

LEGAL DESCRIPTION

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY
OF MARICOPA, STATE OF ARIZONA, AND IS DESCRIBED AS FOLLOWS
LOTS 14 AND 15, OF PECAN GROVE ESTATES, ACCORDING TO THE
PLAT OF RECORD IN THE OFFICE OF THE COUNTY RECORDER OF
MARICOPA COUNTY, ARIZONA, RECORDED BOOK 89 OF MAPS, PAGE 4
APN 124-28-022, AND APN 124-28-023

APPROVAL

APPROVED BY THE MAYOR AND CITY COUNCIL OF THE CITY OF TEMPE
ON THIS _____ DAY OF _____

OWNER / DEVELOPER

MST HOLDINGS, LLC
8501 E. CITRUS WAY
SCOTTSDALE, AZ 85250
602 918-8691
AJTDEV@COX.NET

PROJECT DATA

ZONING DISTRICT PROPOSED : R-1 PAD
DWELLING QUANTITY 7 RESIDENTIAL TOWNHOUSE UNITS
13.725 DU/AC
BUILDING HEIGHT 30 FEET
BUILDING LOT COVERAGE 38.14 %
SITE LANDSCAPE COVERAGE 45.32 %
BUILDING SETBACKS (FT)
FRONT 18 (17 • 2ND STORY OVERHANG)
SIDE (EAST) 5 (3 • 2ND STORY OVERHANG)
SIDE (WEST) 7.75 (6.75 • 2ND STORY OVERHANG)
REAR 5 (3 • 2ND STORY OVERHANG)

VEHICLE PARKING QUANTITY: 23 PROVIDED
PARKING DATA BASED ON BEDROOM COUNT
NOTE - 7 UNITS ARE 3 BEDROOM UNITS
THEREFORE 7 X 2.5 = 17.5
THEREFORE 18 MIN SPACES REQUIRED PLUS 3 VISITOR SPACES
AND THIS PROJECT PROVIDES 23 TOTAL SPACES (3 VISITOR AND 6 PRIVATE VISITOR)

BICYCLE PARKING QUANTITY: 6

SITE VICINITY MAP



CONDITIONS OF APPROVAL: PL140205

GENERAL NOTES

DS 140214

PL _____

REC _____

REC _____

PL _____

DS 140214

5TH STREET WEST 7
1214 WEST FIFTH STREET TEMPE AZ 85281





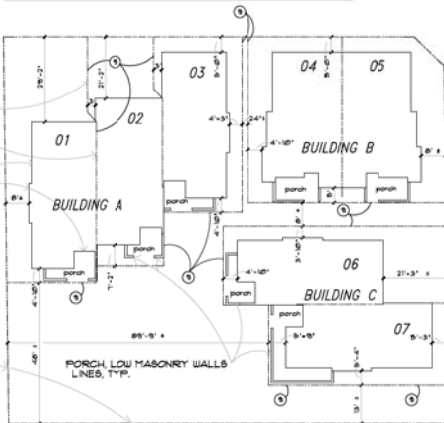
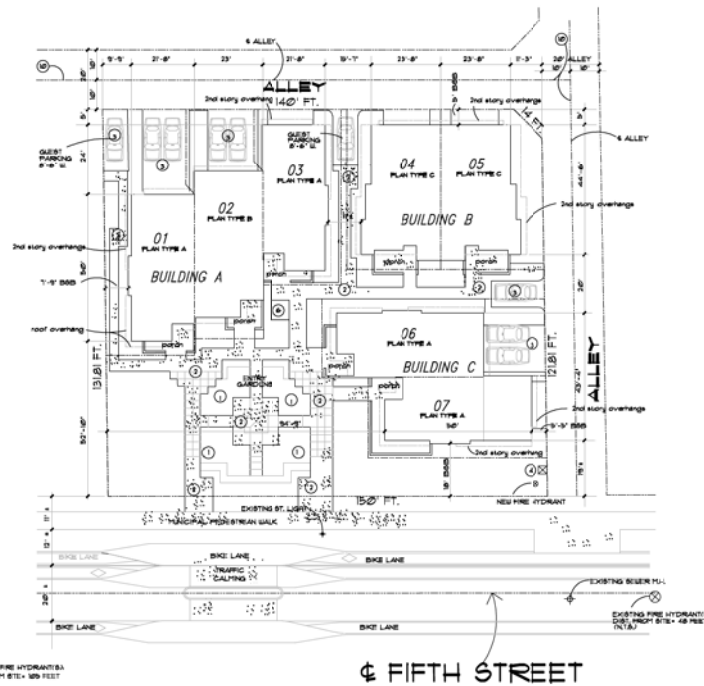
LOCATIONS OF REFUSE AND RECYCLE CONTAINERS:
EACH UNIT HAS DESIGNATED GARAGE SPACE FOR
APPROVED REFUSE & RECYCLE CONTAINERS
SEE FLOOR PLANS FOR THESE LOCATIONS

EACH LOT WILL BE PROVIDED
SEPARATE UTILITIES

	01	02	03	04	05	06	07	
	TYPE A 1	TYPE B 2	TYPE A 3	TYPE C 4	TYPE C 5	TYPE A 6	TYPE A 7	
FIRST FLOOR (ENCLOSURE)	735.9	421.9	735.9	419.9	419.9	735.9	735.9	GROUND LEVEL, FOOTING 1501
FIRST FLOOR (GARAGE)	-400.9	419.9	-400.9	-401.9	-401.9	-400.9	-400.9	LOT COVERAGE 1501
SECOND FLOOR (ENCLOSURE)	143.9	131.9	143.9	131.9	131.9	143.9	143.9	
TOTAL (ENCLOSURE)	735.9	735.9	735.9	656.9	656.9	735.9	735.9	TOTAL ENCLOSURE 1506
TOTAL (GARAGE)	254.9	224.9	254.9	229.9	229.9	254.9	254.9	TOTAL BUILT 1503



KEY NOTES	
MARK	NOTE
①	8" E-WATER RETENTION DEPRESSIONS
②	PEDESTRIAN BULKHEADS
③	GRASS PARKING
④	12" CONC. LOCATION OF BLDG. TRANSFER POINTS FOR UNDERGROUND BLDG UTILITIES
⑤	12" CONC. LOCATION OF EXISTING SERVICE AT PAGES FIELD
⑥	EXISTING PIPE HYDRANT(S)
⑦	8" BK2 RACK LOCATION, TOTAL 1-56' REQUIRED - 8" BK2 SPACERS PROVIDED (3 LOOPS)
⑧	CONCRETE STREET LIGHT TO REMAIN
⑨	EXISTING SUBURBAN 14" COVERS ARE LOCATED AT THE INTERSECTION OF 5TH AND PRESTON RD. (ONE AT EACH CORNER) AND 3 COWANS LOCATED AT 5TH AND PRESTON
⑩	SUBDIVISION PROPERTY LINES INDICATING OWNERSHIP OF LOTS
⑪	CENTER LINE OF THE ALLEY



PRELIM PLAT MAP
SCALE: 1" = 20'

SCALE : 1" = 20'

DEV. PLAN REVIEW
ARCHITECTURAL SITE PLAN[illegible]

REVISIONS:

1	REVISED
2	REVISED
3	REVISED

FIFTH STREET WEST 7



SHERBONDY
ART & ARCHITECTURE

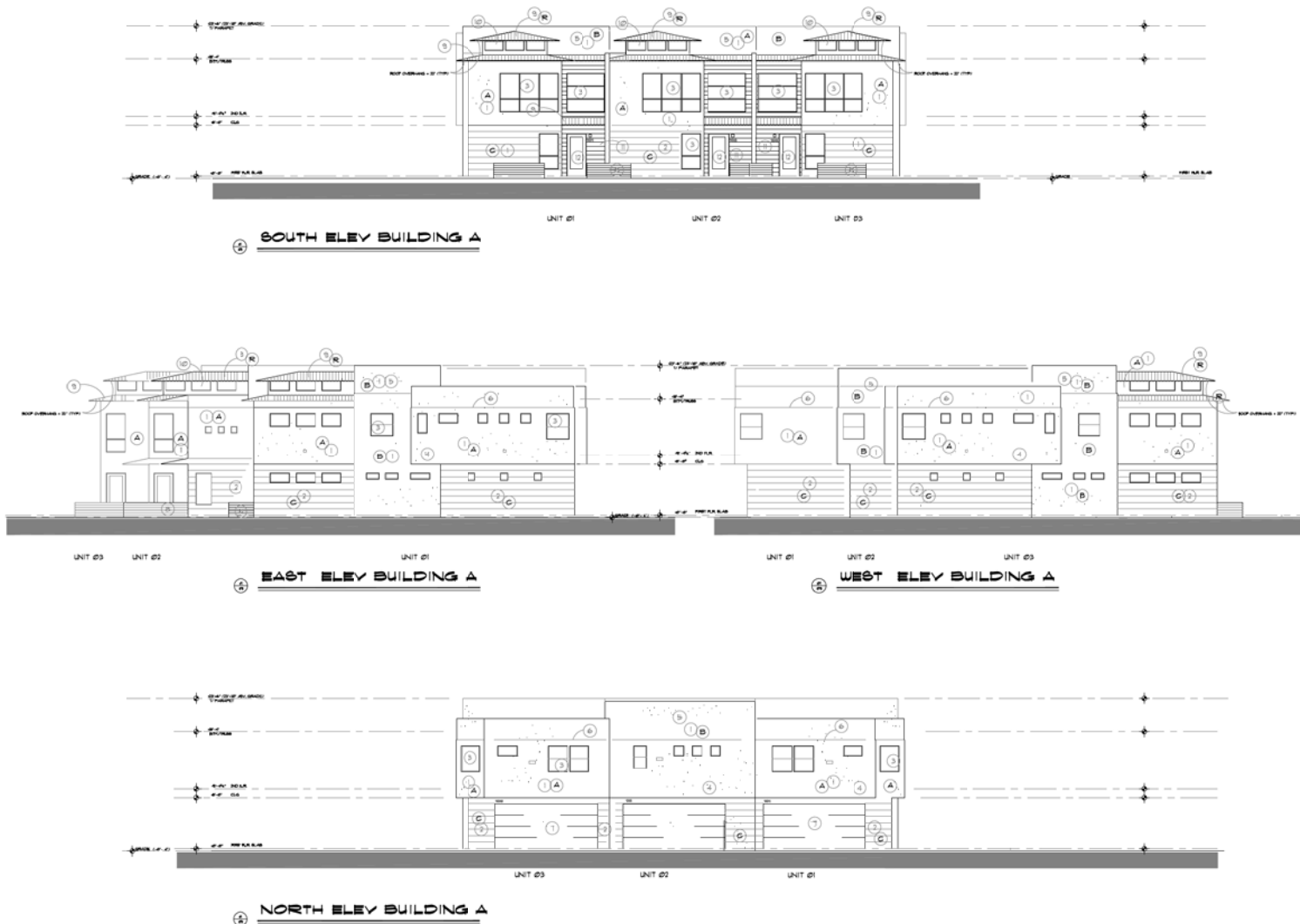


806 S. FOURTH STREET
FAIRFIELD, IA 52996
TEL.: 800 246-2002
DESIGNSTUDIO@CIX.NET

PROJECT	0050300 5TH ST.
STATUS	DEV REVIEW

REVIEW

DEV. PLAN REVIEW



KEY NOTES	
MARK	NOTE
1	ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
2	SCORED STUCCO. (HORIZONTAL METAL U CHANNEL) ELASTOMERIC STUCCO, MAG 1 COAT. TEXTURE : SAND FINISH.
3	WINDOWS W/ BLACK ANODIZED ALUM. FRAMES
4	CANTILEVERED (PROJECTED) EDIFICE.
5	PARAPET WALL TO SHIELD ROOF EQUIPMENT
6	STUCCO CONTROL JOINT
7	OVERHEAD 5 SECTIONAL GARAGE DOOR (PAINTED)
8	MASONRY LANDSCAPE WALLS
9	STANDING SEAM LOW SLOPE METAL ROOF
10	UPPER CLEAR STORY FOR NATURAL LIGHTING
11	HORIZONTAL WOOD SIDING
12	ENTRANCE DOOR
13	SC LIGHT FIXTURE 1 SA LIGHT FIXTURE 1 SB LIGHT FIXTURE (SEE PHOTOMETRY PLAN AND FIXTURE CUT SHEETS)
COLOR / MATERIAL SPECIFICATION	
A	STUCCO, BUILDING BODY COLOR #1 SPEC: MAG-1 COAT BEHR # (NAVAHO WHITE 22) LRV: 73.3
B	STUCCO, BUILDING BODY COLOR #2 SPEC: MAG-1 COAT R/G/B # 255/233/165 BEHR # S260-3 (DUSTY GOLD) LRV: 51.5
C	STUCCO, BUILDING BODY COLOR #3 SPEC: MAG-1 COAT SCORED @ 12" HORIZ BEHR # P200-5 (GARDEN SALT GREEN) LRV: 26.8 (SEE KEY NOTE #2, ABV.)
D	ENTRANCE DOORS SPEC: SOLID CORE WD. PAINTED DUNN EDWARDS# P200-5 (BURNING COALS) LRV: 45.4
E	EXTERIOR METAL (EXTERIOR METAL VOIDED, 6/8/15)
F	HORIZONTAL WOOD SIDING SPEC: HARDY BD., CEMENT BD. 8" LAP. BEHR # S190-6 (RIO RUST) LRV: 16.28
G	METAL ROOF, STANDING SEAM SPEC: PER PAUL RICH ROOFING SAMPLE COLOR : SEE SAMPLE BOARD SUBMISSION
H	WINDOWS SPEC: DUAL PANE ENERGY EFFICIENT BLACK ALUM ANODIZED FRAMES
I	MASONRY PORCH LOW WALLS SPEC: 6 X 4 X 16 HOLLOW BRICK UNITS SUPPLIER: OLD CASTLE SUPERLITE COLOR : SEE SAMPLE BOARD SUBMISSION
SIZES, TYPE NOTED O/ PLANS	

REVISIONS:

FIFTH STREET WEST 7

1214 WEST FIFTH STREET TEMPE AZ 85281

APPROVED FOR CONSTRUCTION

14000
200-0000
200-0000
200-0000

SHERBOY

400 S FOURTH STREET
PAINTFIELD IN 42950
TEL: 800 248-2002
200-0000 200-0000

200-0000 200-0000

DR 09

DEV. PLAN REVIEW

